

S. 82nd & Roca Road Proposal

Applicant: Planning Director

Location: S. 82nd Street & Roca Road

Current Future Land Use: Agricultural and Low Density Residential

Current Zoning: AG, Agriculture District

Current Growth Tier: outside of growth tiers

Proposal Details:

- Change the Future Land Use on approximately 480 acres from Agricultural to Residential – Low Density to allow for acreage development

Comprehensive Plan Specifications:

Agricultural:

Land principally in use for agricultural production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products on site.

Low Density Residential:

Residential areas, often referred to as acreages, having densities ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit.

Page 7.12:

New acreage development is not encouraged in the "Map 1.3: Growth Tiers with Priority Areas" for Lincoln's three-mile extra territorial jurisdiction (ETJ), except for areas already platted, zoned, or designated for low density residential development. Development in these tiers should only be permitted under the "build-through" model that has been established, and without use of Sanitary Improvement Districts (SIDs).

All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development.

Staff Findings:

This proposal is entirely outside of Lincoln's three mile extraterritorial zoning jurisdiction. The land is outside of all Tier growth areas. The Comprehensive Plan recommends leaving land within Lincoln's jurisdiction and the growth tiers in its present use in order to facilitate efficient future urbanization.

This proposal follows a private application (CPA #16002) in the vicinity for additional land to be designated as Low Density Residential. The Planning Director's proposal helps to "square off" the area while providing additional potential acreage lot supply.

While countywide there has been slow and sporadic demand for acreage development, this area has less land available for future low density residential development than other approved areas. 480 acres could produce 100 to 160 additional acreage units at an average of one unit per three acres. The 15-year average for new acreages is 44 units per year in Lincoln's three mile zoning jurisdiction and is 70 units per year in the County's zoning jurisdiction for a countywide total of 114 acreage units per year. Based on this average, roughly one year's supply of countywide acreages could be built within the proposal area.

The Comprehensive Plan encourages acreages to be grouped together into specific areas. The S. 68th Street corridor between Hickman and Roca Road is one such cluster of low density residential uses in the Comprehensive Plan. This land lies in an area of several acreage subdivisions north of Hickman including The Preserve at Cross Creek and Mueller Addition. The main roads in this area are paved: S. 68th Street, Roca Road, and S. 82nd Street, south of Roca Road. There is access to rural water (Lancaster Rural Water District #1) and individual sewage disposal is proposed. The Lancaster County Sheriff and Hickman Rural Fire would provide emergency services. This is an area with numerous nearby acreage development already adequately served by both agencies. This is not prime agricultural land. This land is outside of Lincoln's longest term growth tiers. These factors lend this land to being more appropriate than other areas of the County.

The region near this proposal was reviewed to see if there was a need for additional areas be shown as low-density residential in the Comprehensive Plan. The subarea was generally bounded by Highway 77 on the west, S. 110th Street on the east, Panama Road on the south and Bennet Road on the north. The review shows that there is the potential for another 311 dwelling units on land that is shown for low density residential in the 2040 Comprehensive Plan. The dwelling unit number is derived from approved developments and potential on land shown as low-density residential, but has no approved development. Currently there are 17 vacant lots that are ready to be built on. In addition there are 57 lots that have preliminary approval, but are not in a final plat. With approval of this change of future land use designation, an additional 100 to 160 dwelling units would be added to the potential 311 units for this subarea.

Recommendation:

Approve proposed change from Agriculture to Low Density Residential

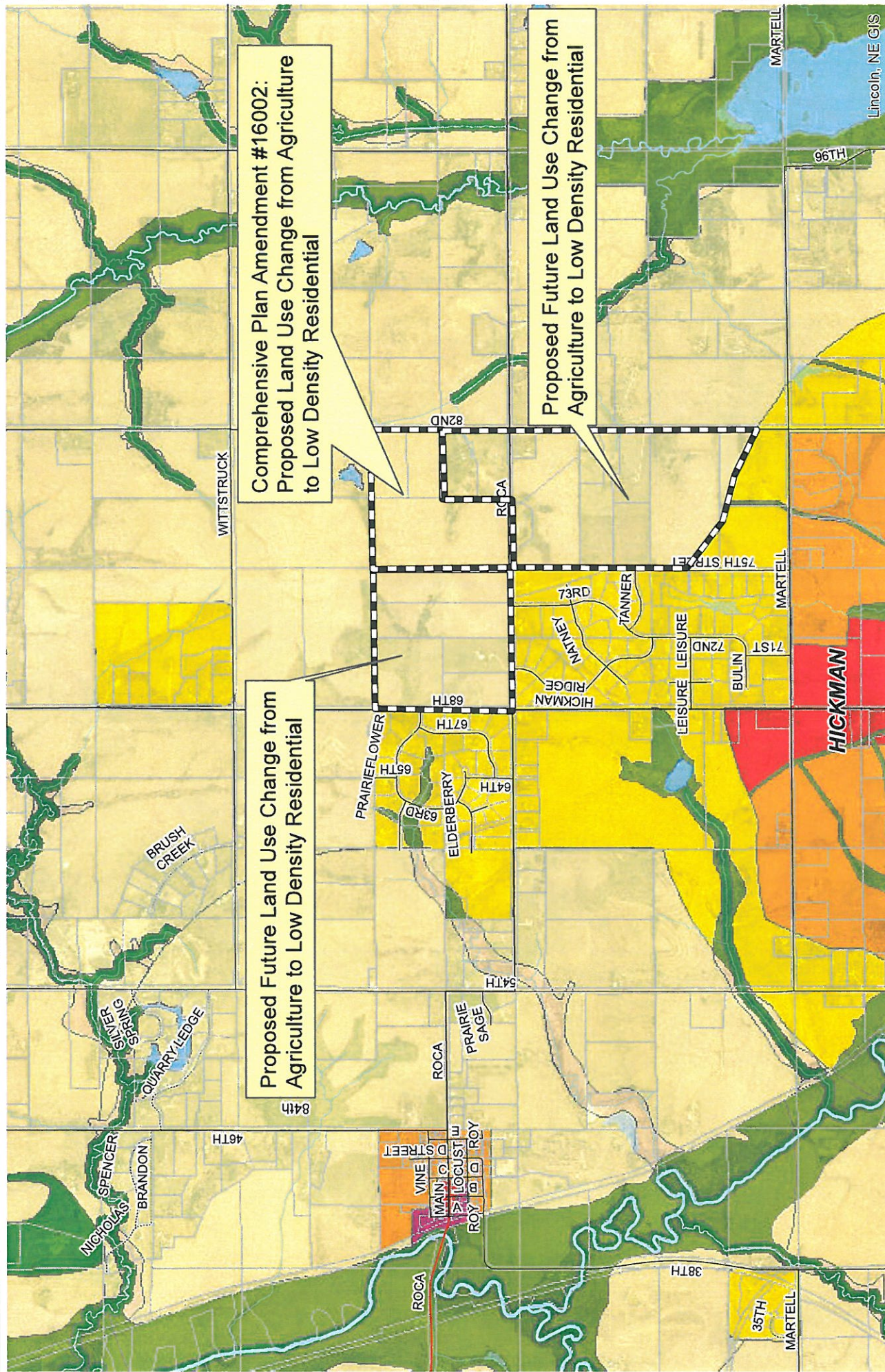
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Proposed Future Land Use Change from Agriculture to Low Density Residential

Comprehensive Plan Amendment #16002: Proposed Land Use Change from Agriculture to Low Density Residential

Proposed Future Land Use Change from Agriculture to Low Density Residential

S. 82ND AND ROCA ROAD PROPOSAL

- Project Areas
- Lincoln City Limits
- Parcels
- Streams
- Major Streets and Highways
- Collector Streets
- Residential Streets
- Private Streets

Lincoln, NE GIS
Aerial Date: April 2013

0 375 750 1,500 2,250 3,000 Feet

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